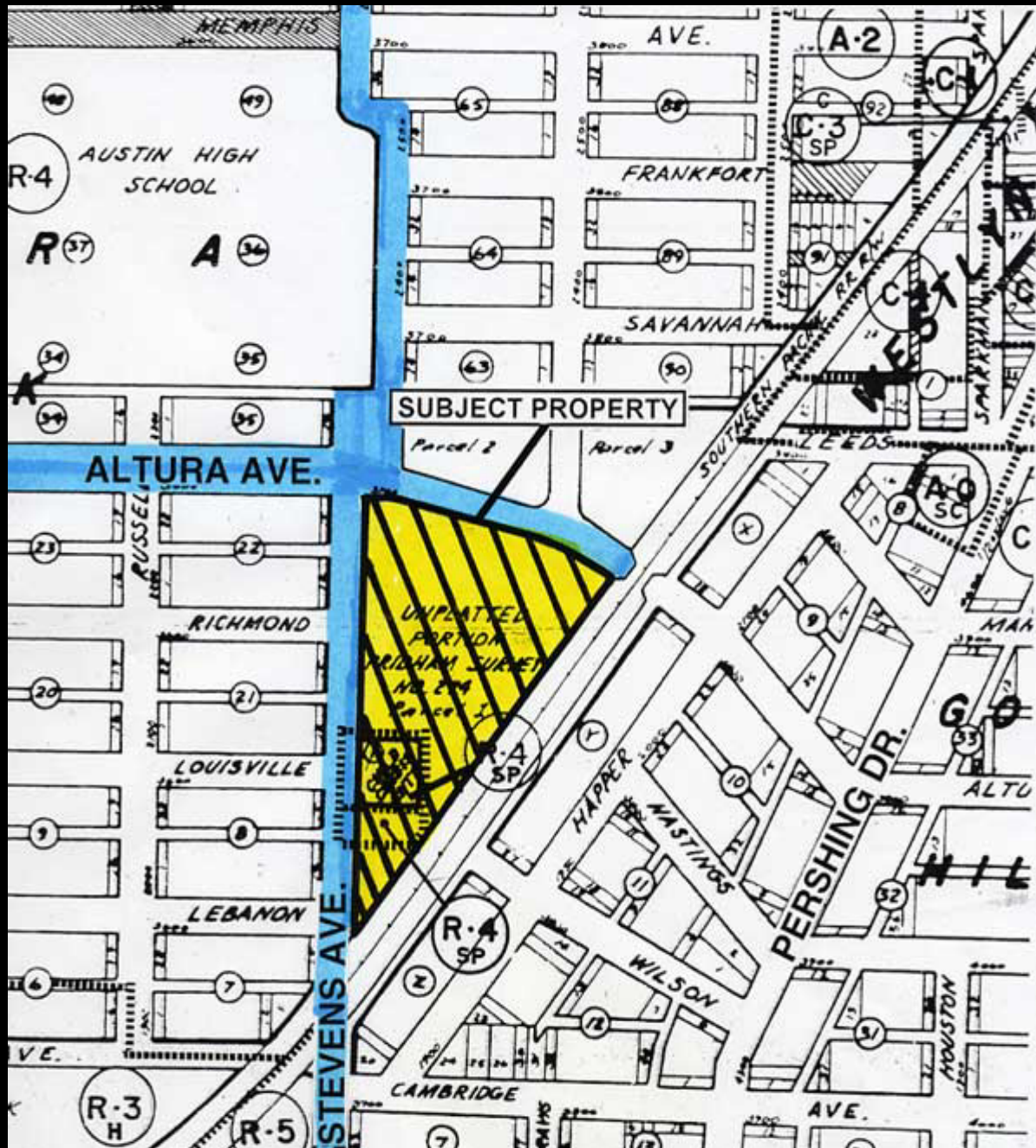


ZON04-00006 & ZON04-00007



**SOUTHWEST
HOME**
BRING A PORTUGAL
CITY OF EL PASO
CONTACT
SIT



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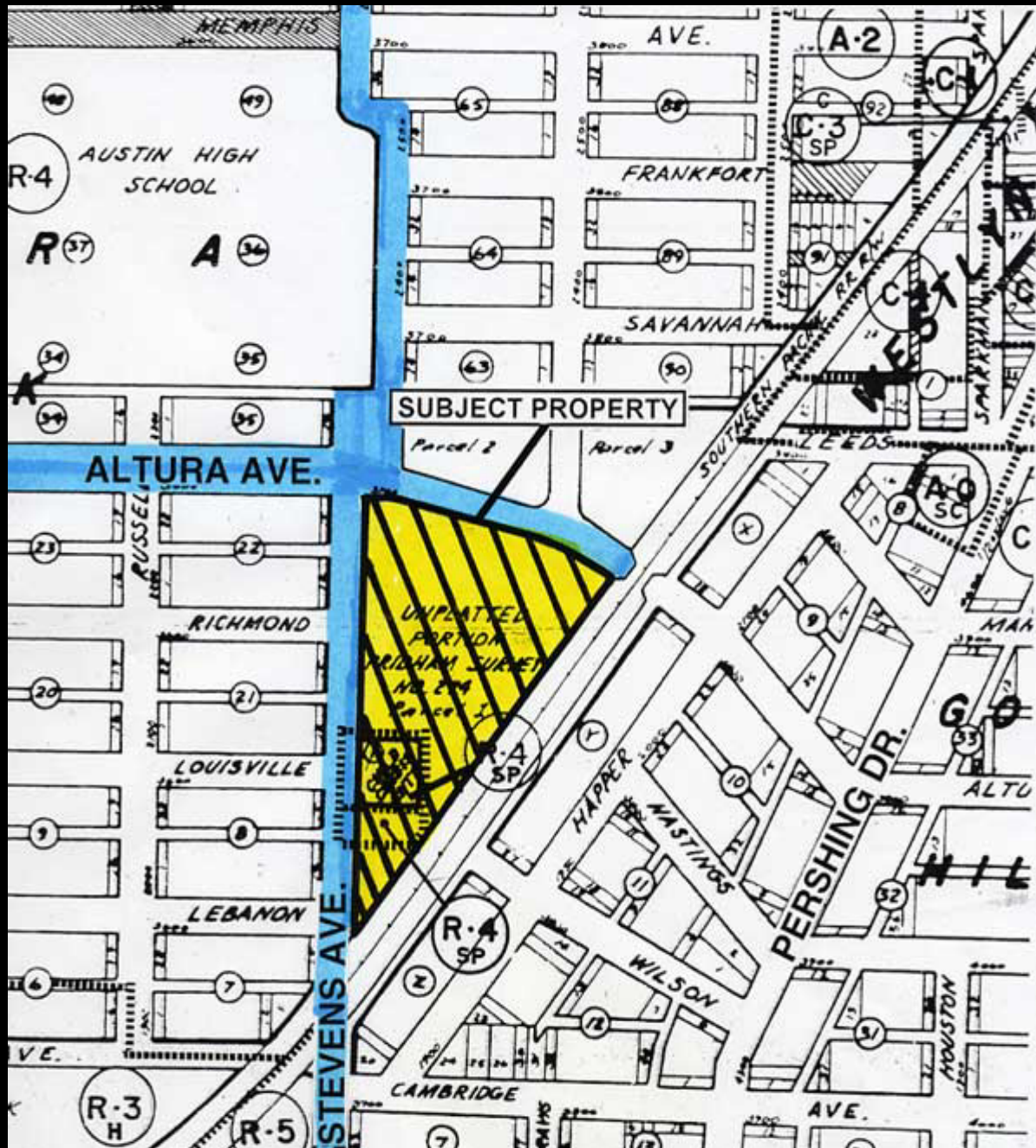
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ORDINANCE NO. _____

ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00006, TO ALLOW FOR A PHILANTHROPIC USE ON A PORTION OF PRIDHAM SURVEY NO. 274, EL PASO, EL PASO COUNTY, TEXAS (3700 ALTURA AVE.) PURSUANT TO SECTION 20.14.040. THE PENALTY IS AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, The YWCA has applied for a Special Permit under Section 20.14.040 (Zoning) of the El Paso Municipal Code, to allow a philanthropic use for expansion of the existing Transitional Living Center facility; and

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-4 (Residential)** District:

A Portion of Pridham Survey No. 274, El Paso, El Paso County, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally referred to as 3700 Altura Ave.

2. That philanthropic uses are authorized by Special Permit in the **R-4 (Residential)** District under Section 20.14.040 of the El Paso Municipal Code; and

3. That the requirements for philanthropic use under Section 20.14.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow philanthropic uses on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **R-4 (Residential)** District regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of

this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes;
and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00006** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 6th day of **April, 2004**.

THE CITY OF EL PASO

ATTEST:

Joe Wardy, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:



Kimberly Forsyth, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

(Agreement on the following page)

AGREEMENT

The YWCA, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Special Permit detailed site development plan and in accordance with the standards identified in the **R-4 (Residential)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2004.

By: Cindy Nance
YWCA

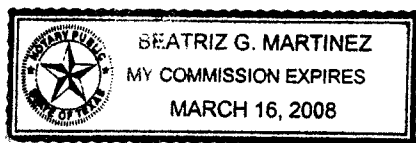
ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 4th day of march, 2004, by Cindy Nance on behalf of the YWCA, as Applicant.

My Commission Expires:

Beatriz G. Martinez
Notary Public, State of Texas
Notary's Printed or Typed Name:
BEATRIZ G. MARTINEZ



ZON04-00006

Being a portion of Pridham Survey No. 274
City of El Paso, El Paso County, Texas
Prepared for: Y.W.C.A.
March 9, 2004
(PARCEL 1)

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Pridham Survey No. 274, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument on the centerline of Altura Avenue bearing South 90°00'00" East a distance of 35.00 feet from the centerline intersection of Altura Avenue and Stevens Road, thence South 00°00'00" East a distance of 35.00 feet to a found PK nail on the intersection of the southerly right-of-way line of Altura Avenue with the easterly right of way line of Stevens Road for The "TRUE POINT OF BEGINNING".

Thence along southerly right-of-way line of Altura Avenue South 90°00'00" East a distance of 59.63 feet to a found x chiseled on concrete curb;

Thence continuing said right-of-way line South 76°45'00" East a distance of 140.73 feet to a point;

Thence leaving said right-of-way line South 13°15'00" West a distance of 52.13 feet to a point;

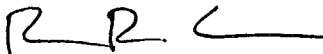
Thence South 18°13'54" West a distance of 196.23 feet to a point;

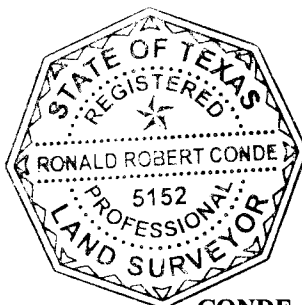
Thence North 71°37'15" West a distance of 129.90 to a chiseled x on concrete curb on the easterly right-of-way line of Stevens Road;

Thence along said right-of-way line North 00°00'00" West a distance of 228.42 feet to the "TRUE POINT OF BEGINNING" and containing in all 0.918 acres of land more or less.

Note:

Bearings based on warranty deed in volume 1664, page 1109, Real property records of El Paso, Texas


Ron R. Conde
R.P.L.S. No. 5152



job #903-14 R.C.
LGL-06\20245.LGL

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283